

555 N. Wabasha Street Suite 400

# Al Hester

Public Housing Policy Director Central Administrative Office Public Housing Policy

# MONTHLY INTALLES FOREY MONTH ENDING DECEMBER 31, 2005

(End of 3rd Quarter of Fiscal Year 2006)

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#### LOW INCOME HOUSING OWNED OR ADMINISTERED BY PHA

### PHA-OWNED UNITS - Public Housing

HUD	Development	Original	Present	Descent	Depres	Numbor	of dure	line!	o bu be	lea c	nine		DOCA
Proj.	The state of the s	Number 0 BR	1 BR	2BR	3BR	4BR		epp	DOFA:				
100000000000000000000000000000000000000	Name or Address	Total	Total	Total	Total	UBR	IBR	2BR	3BR	4BR	5BR	PRK	Date of Initial
No.		Units	Units	Hi-rise	Family		0.77	050			_		Occupancy
1-1	John J. McDonough Homes	520	484	0	484	0	37	258	115	66	8	0	12/31/52
1-4	-1st Addition to McDonough	42	42	0	42	0	0	0	34	4	4	0	01/31/62
1-8A			54	0	54	0	0	0	18	20	16	0	12/31/64
1-2	Franklin D. Roosevelt Homes		314	0	314	0	63	161	68	22	0	0	08/01/52
	Mt. Airy Homes & 200 E. Arc		425	153	272	0	99	86	172	48	20	0	07/01/59
1-8B	10,1115	22	22	0	22	0	0	22	0	0	0	0	12/31/64
1-10	-Mt. Airy Rehabs	10	3	0	3	0	0	2	0	1	0	0	03/01/66
1-39	-Replacement unit	1	1	0	1	0	0	0	0	1	0	0	1/30/1998
1-5	554 Central & Duplexes	186	183	141	42	69	71	1	12	8	22	0	01/31/64
	261 E. University	200	159	159	0	23	135	1	0	0	0	0	09/01/63
1-7	325 Laurel & W Side Duplex		120	104	16	2	101	10	7	0	0	0	12/31/63
1-9	469 Ada & Dunedin Terrace	233	230	142	88	0	141	17	24	36	12	0	03/01/66
1-11	899 South Cleveland	144	144	144	0	0	143	1	0	0	0	0	12/31/69
1-13	1743 East Iowa	148	148	148	0	0	147	1	0	0	0	0	08/01/70
1-14	1300 Wilson	187	187	187	0	0	186	- 1	0	0	0	0	09/01/69
1-15	727 Front	151	151	151	0	0	150	1	0	0	0	0	07/01/69
1-16	280 Ravoux	220	220	220	0	0	219	1	0	0	0	0	01/01/70
1-17	545 Wabasha	75	71	71	0	30	40	1	0	0	0	0	06/01/69
1-18	1085 Montreal	187	185	185	0	0	184	1	0	0	0	0	02/01/70
1-19	10 West Exchange	194	194	194	0	0	193	1	0	0	0	0	05/30/72
1-20	Scattered Sites	36	17	0	17	0	0	0	6	11	0	0	12/31/68
1-22	Scattered Sites	24	0	0	0								12/31/68
1-23	Scattered Sites	26	26	0	26	0	0	0	20	5	1	0	02/28/77
1-24	1000 Edgerton	220	219	219	0	0	218	1	0	0	0	0	01/31/74
	777 North Hamline	186	186	186	0	0	185	1	0	0	0	0	02/29/76
	825 Seal	144	144	144	0	0	143	1	0	0	0	0	05/31/76
1-29	Scattered Sites	67	67	0	67	0	0	0	53	11	2	1	10/31/80
	Scattered Sites	25	25	0	25	0	0	0	22	3	0	0	10/31/81
100000	Scattered Sites	75	75	0	75	0	0	0	58	15	2	0	12/31/84
	Scattered Sites	26	26	0	26	0	0	0	18	6	2	0	03/31/89
	Scattered Sites	45	44	0	44	0	0	0	36	5	3	0	12/31/88
_	Scattered Sites	50	50	0	50	0	0	0	40	6	3	1	06/30/90
100000000000000000000000000000000000000	Scattered Sites	15	16	0	16	0	0	0	6	7	2	1	01/31/92
	Scattered Sites	25	25	0	25	0	0	0	5	8	10	2	05/31/93
	Scattered Sites HOMEWARD		1	0	1	0	0	0	1	0	0	0	01/31/96
, 50		- 00	-										
	TOTAL PUBLIC HOUSING	4,496	4,258	2,548	1,710	124	2,455	569	715	283	107	5	
	TOTAL PUBLIC HOUSING	4,496	4,258	2,548	1,710	124	2,455	209	/15	203	107	5	

# SECTION 8 UNITS - Rent Subsidies for Privately-Owned Housing

					0 BR	1 BR	2BR	3BR	4BR	5BR	6BR
MR6	Section 8 Mod. Rehab SRO's	75			75	0	0	0	0	0	0
V029	Section 8 Vouchers	3,984			27	1,246	1,080	1,141	298	82	18
	TOTAL SECTION 8 SUBSIDIES	4,059	4	,059	102	1,246	1,080	1,141	298	82	18

	Hi-rise	Family	0 BR	1 BR	2BR	3BR	4BR	5BR	6BR
TOTAL PHA UNITS 8,317	2,548	5,769	226	3,701	1,649	1,856	581	189	23

Section 8 utilization 3/31/05; McDonough Modn as of 6/30/04; Scattered Site dispositions 9/1/04; Updated 5/17/05 - FAH; Updated 6/14/05 - FAH

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### INT PAUL PHA - MONTHLY OCCUPANCY SUMMARY -

#### December 2005

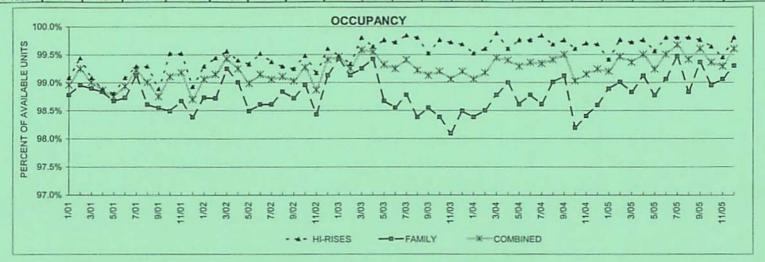
INT PAUL PHA - MONTHLY OCCUPANCY SUMMARY - December 2005  Month Ending 12/31/2005												
			HINDUNOUS DID	HOLD BOOM	Opersonaded	новоежновая	200400000000				12/31/200	
-		Present	Present		Avail'ble	Vacant	Percent	Units	Units	Units	Turn-	
		Total	Total	Total	for	at	Occupied	Vacated	Readled	Leased	around	
		Hi-rise	Family	Non	Occu-	Month	at End of	During	During	During	Time	
	Name or Address	Units	Units	DUs	pancy	End	Month	Month	Month	Month	(Days)	
۱#	FAMILY DEVELOPMENTS											
,4,8A	John J. McDonough Homes	0	580	1	579	6	98.96%	12	9	11	55	
!	Franklin D. Roosevelt Homes	0	314	0	314	1	99.68%	7	7	9	16	
3,8B,10,39	Mt. Airy Homes & Rehabs	0	298	0	298	0	100.00%	4	3	4	30	
Э	Dunedin Terrace, including	0	104	0	104	0	100.00%	4	4	5	17	
7	16 W. Side Duplexes											
	SUBTOTAL DEVELPMTS	0	1,296	1	1,295	7	99.46%	27	23	29	33	
	SCATTERED SITES - FAMILY											
-20	Scattered Sites	0	17	0	17							
-22	Scattered Sites	0	0	0	0							
1-23	Scattered Sites	0	26	0	26							
1-29	Scattered Sites	0	67	0	67							
1-30	Scattered Sites	0	25	0	25							
1-31	Scattered Sites	0	75	0	75							
1-32	Scattered Sites	0	26	0	26							
1-33	Scattered Sites	0	44	0	44							
1-34	Scattered Sites	0	50	0	50							
1-35	Scattered Sites	0	16	0	16							
1-37	Scattered Sites	0	25	0	25							
1-5	Central Duplexes	0	42	0	42							
8	Scattered Sites	0	1	0	1							
	Subtotal Scattered Sites	0	414	0	414	5	98.79%	9	8	7	23	
	SUBTOTAL FAMILY	0	1,710	1	1,709	12	99.30%	36	31	36	31	
	HI-RISES											
1-3	Mt. Airy Hi-Rise	153	0	1	152	0	100.00%	1	1	3	25	
1-5	554 Central Hi-Rise	141	0	1	140	0	100.00%	6	3	2	8	
1-6	261 E. University Hi-Rise	159	0	2	157	0	100.00%	0	0	2	43	
1-7	325 Laurel Hi-Rise	104	0	2	102	0	100.00%		1	2	30	
1-9	469 Ada Hi-Rise	142	0	1	141	0	100.00%	3	3	1	28	
1-11	899 S. Cleveland Hi-Rise	144	0	1	143	0	100.00%	0	0	0	0	
1-13	1743 East Iowa Hi-Rise	148	0	1	147	0	100.00%	2	3	5	19	
1-14	1300 Wilson Hi-Rise	187	0	1	186	0	100.00%	0	1	2	29	
1-15	727 Front Hi-Rise	151	0	1	150	0	100.00%	5	7	5	18	
1-16	280 Ravoux Hi-Rise	220	0	1	219	0	100.00%	2	2	3	2:	
1-17	545 Wabasha Hi-Rise	71	0	1	70	2	97.14%	2	2	1	1	
1-18	1085 Montreal Hi-Rise	185	0	3	182	2	98.90%	2	2	3	1	
1-19	10 West Exchange Hi-Rise	194	0	1	193	0	100.00%	3	3	4	2	
1-24	1000 Edgerton Hi-Rise	219	0	1	218	0	100.00%		2	3	1	
1-26	777 North Hamline Hi-Rise	186	0	3	183	1	99.45%		2	3	-	
1-27	825 Seal Hi-Rise	144	0	1	143	0	100.00%		2	2		
Parties -	SUBTOTAL HI-RISES											
	SUBTUTAL HI-KISES	2,548	0	22	2,526	5	99.80%		34	41	_	
	TOTALO				4,235	17	99.60%	69	65	77		
	TOTALS	2,548	1,710	23	4,233	11	00.0070	200		A 1		
2118	TOTALS VACANCY DAYS	2,548 Present	1,710 Present	Total	THE RESERVE	Vacant	Percent	Units	Units	Units	Turn	
	VACANCY DAYS	Present	Present	Total	Avail'ble	Vacant	Percent	Units	Units	Units		
955	VACANCY DAYS Make Ready Days	Present Total	Present Total	Total Non	Avail'ble for	Vacant at	Percent Occupied	Units Vacated	Units Ready	Units Leased	aroui	
955	VACANCY DAYS	Present	Present	Total Non	Avail'ble	Vacant	Percent	Units Vacated During	Units	Units		

DATE:

1/5/2006

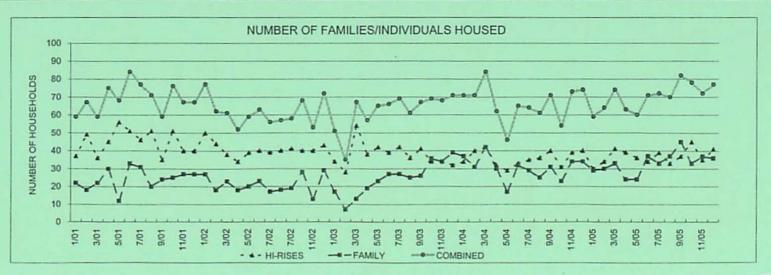
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	OCCUPA	NCY																			
	FY98	FY99	FY2000	FY2001	FY2002	FY2003	FY2004	FY2005				FY200	6								YTD
	AVG	AVG	AVG	AVG	AVG	AVG	AVG	AVG	1/05	2/05	3/05	4/05	5/05	6/05	7/05	8/05	9/05	10/05	11/05	12/05	AVG
HI-RISES	99.0%	98.9%	98.9%	99.1%	99.2%	99.4%	99.7%	99.7%	99.4%	99.8%	99.7%	99.8%	99.6%	99.8%	99.8%	99.8%	99.8%	99.6%	99.5%	99.8%	99.7%
FAMILY	99.6%	99.0%	99.3%	98.9%	98.7%	98.9%	98.6%	98.8%	98.9%	99.0%	98.8%	99.1%	98.8%	99.1%	99.5%	98.8%	99.4%	99.0%	99.1%	99.3%	99.1%
COMBINED	99.2%	98.9%	99.1%	99.0%	99.0%	99.2%	99.3%	99.3%	99.2%	99.5%	99.4%	99.5%	99.2%	99.5%	99.7%	99.4%	99.6%	99.4%	99.3%	99.6%	99.5%
# Vacant	34	46	40	41	42	34	32	29	34	23	27	21	32	21	14	25	17	27	30	17	23



NUMBER OF FAMILIES HOUSED (UNITS LEASED, INCLUDING TRANSFERS)
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	FY98	FY99	FY2000	FY2001	FY2002	FY 2003	FY 2004	FY2005				FY2006	3								YTD
	AVG	AVG	AVG	AVG	AVG	AVG	AVG	AVG	1/05	2/05	3/05	4/05	5/05	6/05	7/05	8/05	9/05	10/05	11/05	12/05	AVG
HI-RISES	44	42	47	42	46	39	38	35	30	34	41	39	36	34	39	33	37	45	35	41	38
FAMILY	28	30	18	21	25	19	30	29	29	30	33	24	24	37	33	37	45	33	37	36	34
COMBINED	72	73	65	63	70	57	68	64	59	64	74	63	60	71	72	70	82	78	72	77	72



# CASE 0:05-cv-00461-MJD-SER Document 231-19 Filed 08/23/08 Page 5 of 5 VACANCY DAYS

						FY 2006									
MONTHLY	11/04	12/04	1/05	2/05	3/05	4/05	5/05	6/05	7/05	8/05	9/05	10/05	11/05	12/05	YTD Avg
UNITS LEASED	73	74	59	64	74	63	60	71	72	70	82	78	72	77	72
VACANCY DAYS	1880	1700	2185	2526	2544	1,690	1208	2824	1708	1257	2167	1540	1751	2118	1807
															16263
VACANCY RATE (Cumulative)	1.36%	1.35%	1.38%	1.45%	1.49%	1.33%	1.12%	1.48%	1.44%	1.34%	1.40%	1.37%	1.37%	1.40%	1.36%
OCCUPANCY RATE	98.64%	98.65%	98.62%	98.55%	98.51%	98.67%	98.88%	98.52%	98.56%	98.66%	98.60%	98.63%	98.63%	98.60%	98.64%

OCCUPANCY TARGETS:	97%	98%
Average Monthly Vacancy Days	3,864	2,576
Annual Vacancy Days	46,373	30,916

FY2006 Y	EAR TO DATE
98.64%	ACTUAL OCCUPANCY
1,807	Average Monthly Vacancy Days
16,263	Total Vacancy Days (Year to Date)



"Vacancy Days" is scored under the "Occupancy Loss" component of the PHAS Financial Condition score.

"Modernization Vacancy Days" have not been deducted from the totals shown above.

Vacday05.xls - FAH